

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: January 14, 2016

Re: January 20, 2016 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the January 20, 2016 Town Board Agenda:

FORMAL AGENDA ITEMS:

1. CLARENCE FIRE DISTRICT #1, 10355-10365 MAIN STREET.

Location: South side of Main Street east of Shisler Road.

Description/History: Existing Firehouse located in the Traditional Neighborhood District and within the Clarence Hollow Overlay.

Proposal: Applicant is proposing to enlarge the existing facility by adding 3+ additional bays and additional service space as well as rehabilitation of existing space.

Master Plan: The property is located in the TND and within the Clarence Hollow Overlay.

Reason for Town Board Action: As the overall structure will exceed 10,000 square feet, a Special Exception Use Permit will be required. The Town Board has final approval authority for Special Exception Use Permits.

Issues: A public hearing will be required to consider the permit.

2. TOWNE BMW, 8209 MAIN STREET.

Location: South side of Main Street east of Transit Road, behind the Existing BMW Dealership.

Description/History: Existing previously approved office building with all utility extensions, parking and landscaping completed.

Proposal: Applicant is proposing to convert the existing office building to a showroom and detail shop and to utilize the existing parking field for automotive storage for the BMW Dealership.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board may approve automotive uses via a Special Exception Use Permit.

Issues: A public hearing will be required to consider the use.

WORK SESSION ITEMS:

1. KENYON BROTHERS, 8250-8274 MAIN STREET.

Location: Northeast corner of Main Street and Westwood Road.

Description/History: Existing gas service station and commercial structures located in the Traditional Neighborhood District.

Proposal: Applicant is proposing to demolish the existing structures and construct a new Convenience Store with Tim Horton's kiosk and Drive-thru.

Master Plan: Area identified in the Harris Hill TND and along a commercial corridor.

Reason for town Board Action: Per the Zoning Law, the Town Board has final review and approval authority for drive-thru facilities that meet minimum criteria.

Issues: The Planning Board has issued a Negative Declaration under SEQRA, approved the proposed Concept Plan and has forwarded a recommendation for a Special Exception Use Permit.

2. TOWNE AUTOMOTIVE GROUP, 8226 MAIN STREET.

Location: North side of Main Street west of Westwood Road, adjoining the Main-Transit Plaza.

Description/History: Existing commercial plaza located in the Commercial Zone.

Proposal: Applicant is proposing to add on to the existing structure and utilize the site for a new Maserati and Alfa Romeo Automobile Dealership.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the proposed automotive use will require a Special Exception Use Permit as issued by the Town Board.

Issues: The Planning board has forwarded a recommendation to grant a Special Exception Use Permit for the proposed use as designed.

3. NATALE BUILDERS/CREEKWOOD MEADOWS OPEN SPACE DESIGN SUBDIVISION.

Location: North side of Roll Road west of Newhouse Road.

Description/History: Existing previously approved open space design subdivision.

Proposal: Applicant is proposing to amend the previously approved design. Existing wetlands on the project site have expanded and the applicant is seeking an amended design.

Master Plan: Area identified in a residential single family classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has final review and approval authority for Open Space Design Developments.

Issues: Wetland expansion and a final amended density determination for the project.